

47

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

February 5, 1991

APPROVED
BY THE CITY COUNCIL

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

City Council
Sacramento, California

FEB 05 1991

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

OFFICE OF THE
CITY CLERK

Honorable Members In Session:

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

- SUBJECT:
1. ENVIRONMENTAL DETERMINATION
 2. TENTATIVE MAP TO SUBDIVIDE TWO PARCELS INTO 24 LOTS (P90-334)
 3. SUBDIVISION MODIFICATION TO CREATE TWO SINGLE FAMILY LOTS AND ONE HALFPLEX LOT LESS THAN THE REQUIRED 100' DEPTH TO 95'
 4. SUBDIVISION MODIFICATION TO ALLOW ONE LOT TO EXCEED 160' IN DEPTH

LOCATION: North side of Pinedale Avenue, approximately 660' east of Sully Avenue

Owner: Hazel Morley, 1722 Professional Drive, Sacramento, CA
Applicant: Robert Feusi, 1722 Professional Drive, Sacramento, CA

SUMMARY

The request is for a Tentative Map to subdivide two parcels (4.0± acres) into 13 single family lots. The proposal also includes two subdivision modifications to create three lots less than 100 feet in depth to 95 feet and to create one lot to exceed the required 160 foot depth. The Planning Commission and Planning staff recommend approval of the request.

①

BACKGROUND

The subject site consists of two developed lots (three existing dwellings) on 4.0± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the North Sacramento Community Plan designates the site for Residential (4-8 du/na). The project provides a density of 4.5 du/na.

The request is to subdivide two parcels, which contain three single family dwellings into 13 single family lots, five corner halfplex lots (total of 10 lots) and one deep lot. Two homes will be removed while one home will remain. The applicant is also requesting two subdivision modifications to create two single family lots and one halfplex lot less than the required 100 feet to 95 feet in depth, and create one lot to exceed 160 feet in depth to 179 feet. These modifications can be justified in that due to retaining the existing dwelling and detached garage creates a jog in the street, which in turn creates these substandard lots. These lots comply to the minimum lot area and have adequate setback to develop dwelling units.

ENVIRONMENTAL DETERMINATION

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

VOTE OF THE PLANNING COMMISSION

On December 13, 1990, the Planning Commission voted eight ayes, one absent to recommend approval of the request.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

This project is consistent with the General Plan and the North Sacramento Community Plan.

City Council
Tentative Map (P90-334)
February 5, 1991
Page 3

MBE/WBE EFFORTS

Not applicable.

RECOMMENDATION

The Planning Commission and Planning staff recommend the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached resolution which approves the Tentative Map and Subdivision Modifications.

Respectfully submitted,



MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION:
WALTER J. SLIPE
CITY MANAGER

February 5, 1991
District No. 2

Contact Person:
Will Weitman, Principal Planner
(916) 449-5604

MMD:WW:vr
P90-334.CC

Attachment

RESOLUTION NO. 91-105

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
FEB 05 1991
OFFICE OF THE
CITY CLERK

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT THE NORTH SIDE OF PINEDALE AVENUE, APPROXIMATELY 660' EAST OF SULLY AVENUE

(P90-334) (APN:226-0110-015-016)

WHEREAS, the City Council on _____, held a public hearing on the request for approval of a subdivision modification and tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(4)

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained herein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for residential use(s).
4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. In the matter of the hereby approved requested subdivision modification to create two single family lots and one halfplex lot less than the required 100 foot depth to 95 feet and the subdivision modification to allow one lot to exceed 100 feet in depth:
 - a. The City Council determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that existing dwellings create a jog in the street and, therefore, creates substandard lots and one deep lot.
 - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
 - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that all lots will have access onto a public street and the substandard lots will comply with required setbacks.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

- d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for residential uses.
7. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
 - B. Prepare a sewer and drainage study for the review and approval of the City Engineer.
 - C. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
 - D. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - E. Meet all County Sanitation District requirements.
 - F. Submit a soils test prepared by registered engineer to be used in street design.
 - G. Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public ways (Claire Avenue).
 - H. Dedicate the north 10 feet of subdivision as a public utility easement for overhead facilities and appurtenances adjacent to Claire Avenue.
 - I. Construct Pinedale Avenue to a 25 foot half street with a 12 foot lane south of centerline.
 - J. Construct Claire Avenue to 30 foot half street with a 12 foot lane north of centerline. Construct 20 feet of temporary pavement from subdivision boundary to Sully Street or to the existing pavement from Rio Linda Boulevard.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

6

- K. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
 - L. Provide tangent section between reverse curves on proposed street (north/south).
 - M. Save the trees located on lots 1 and 18 and the eucalyptus tree on lot 19B. Place a chain link construction barrier around the dripline of the tree. No parking of vehicles or storage of materials or grade changes shall occur within this area.
 - N. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.
8. The applicant shall comply with the mandatory Mitigation Measures as required by the Environmental Services Manager and on file with the Planning Division Office (P90-334).

MAYOR

ATTEST:

CITY CLERK

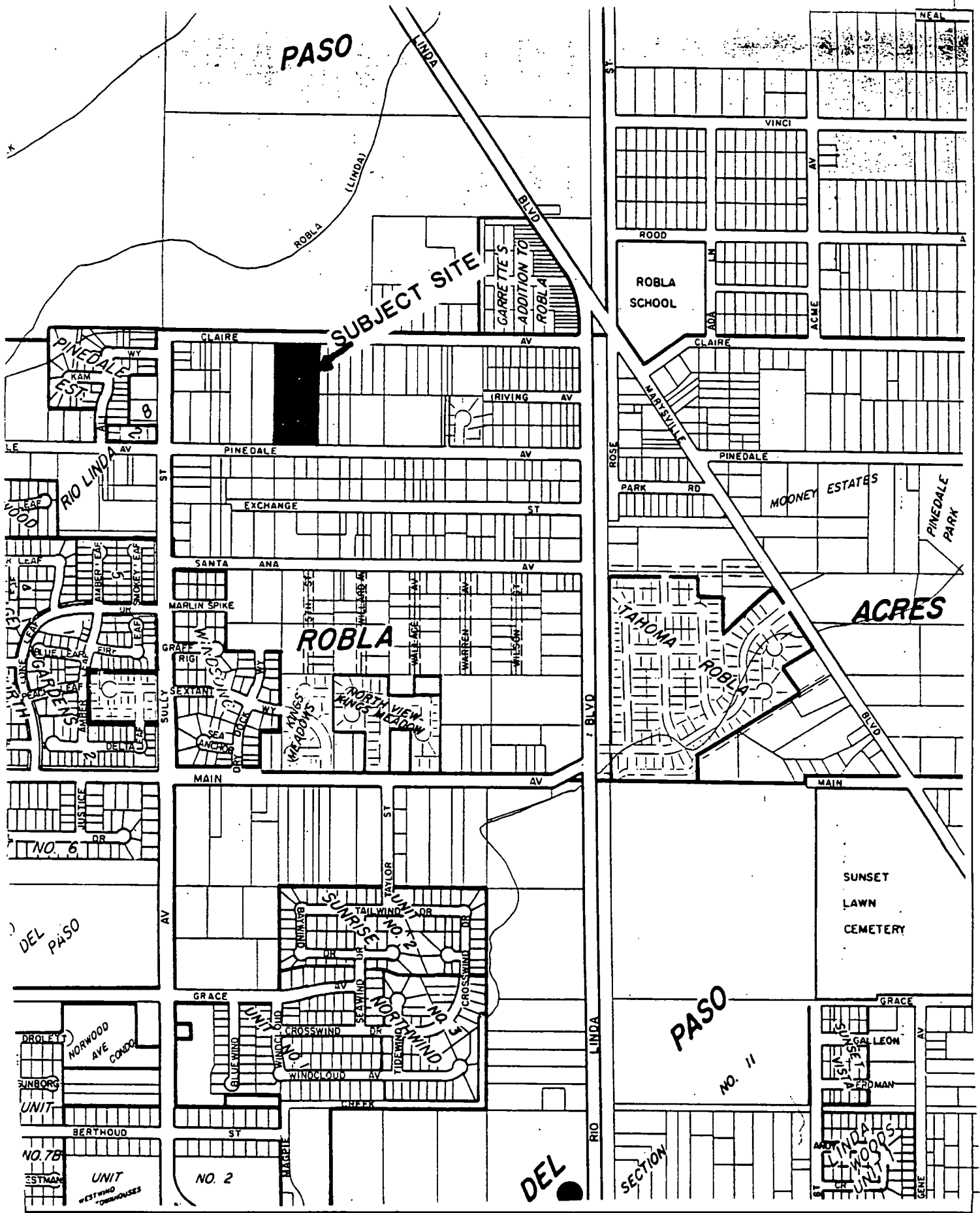
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FOR CITY CLERK USE ONLY

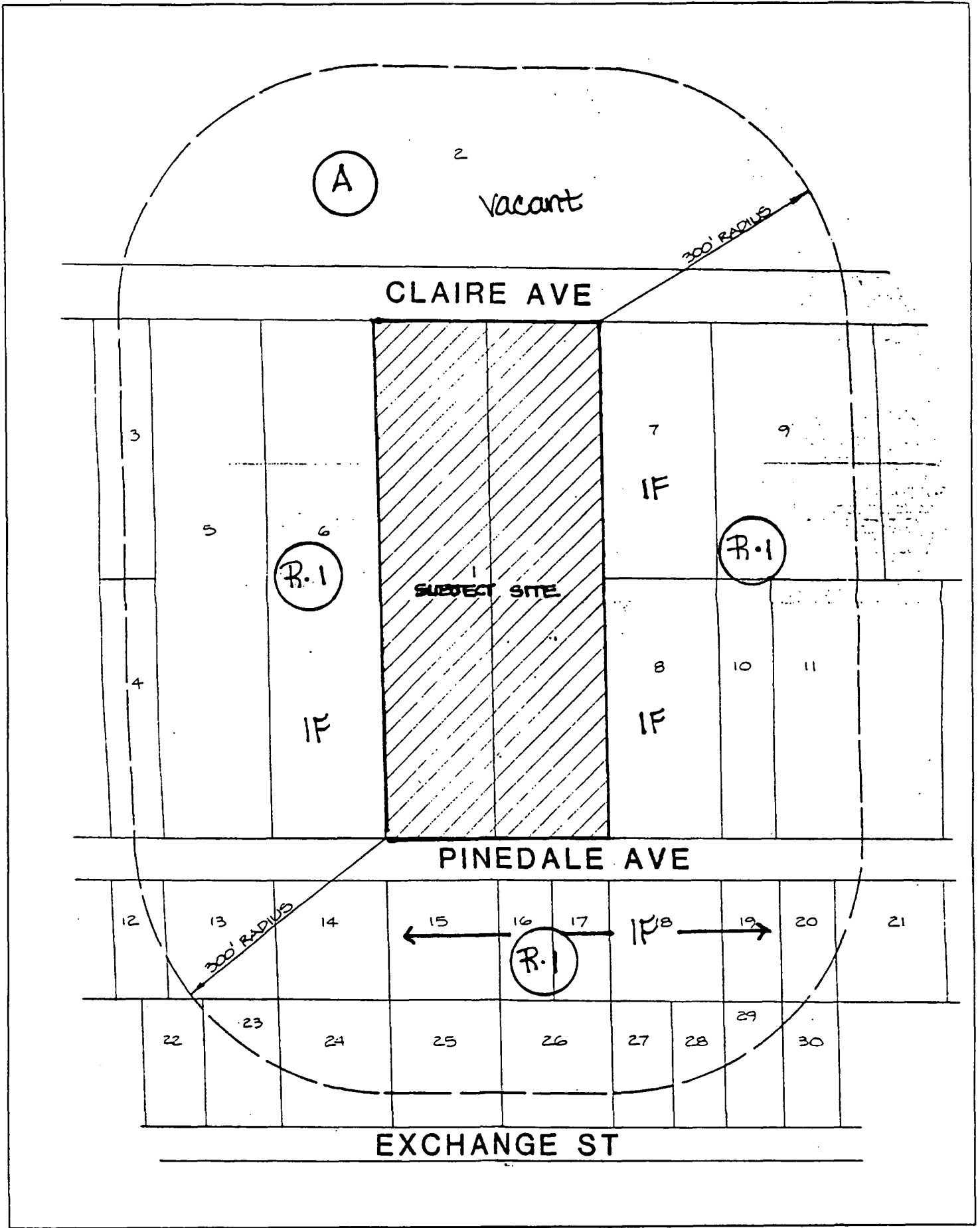
RESOLUTION NO.: _____

DATE ADOPTED: _____

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VICINITY MAP

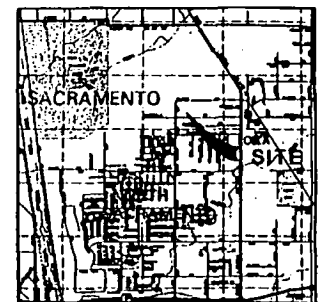
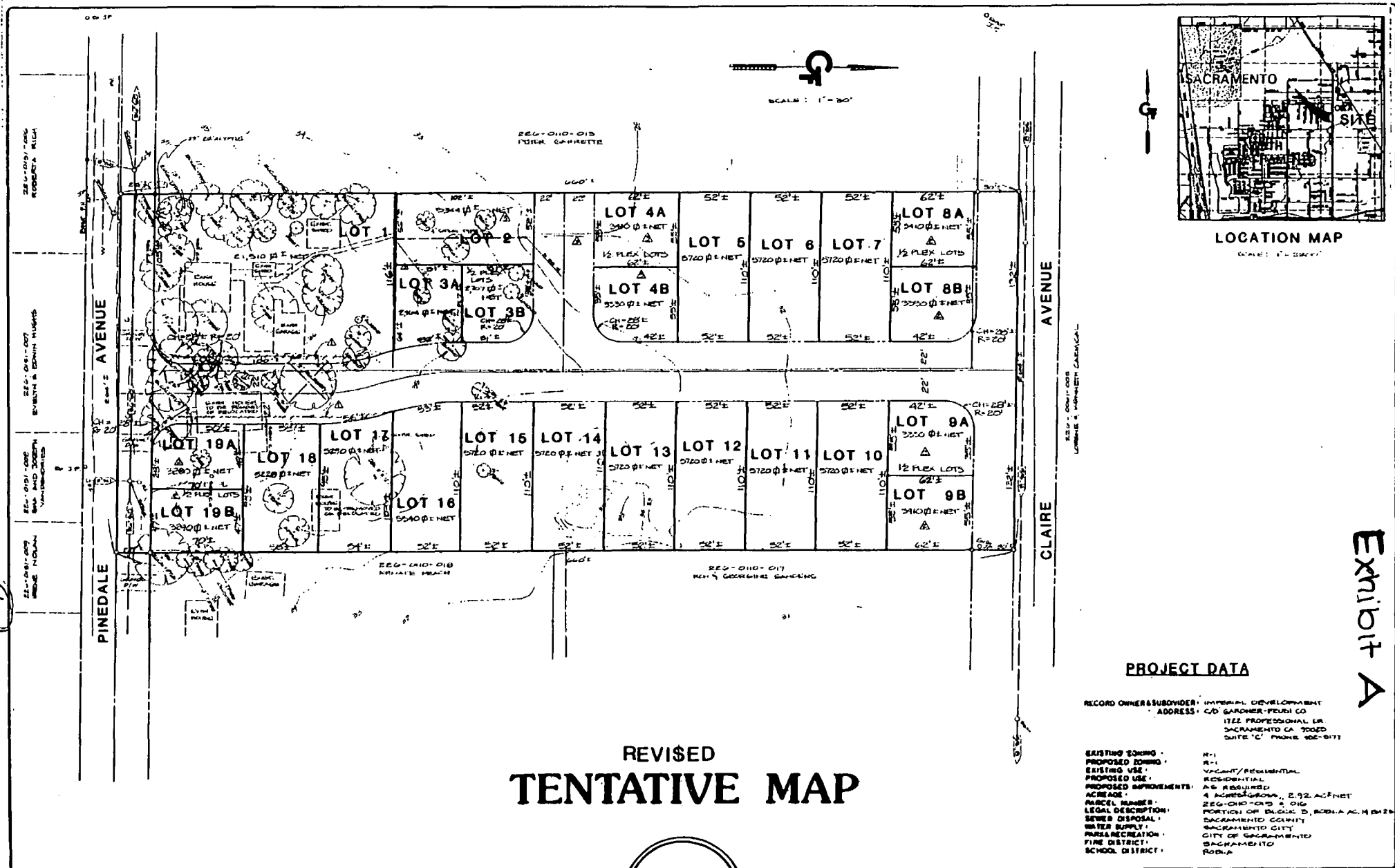


LAND USE & ZONING MAP

P90-33 A

12-13-90

Item 13



LOCATION MAP

REVISED TENTATIVE MAP

PROJECT DATA

RECORD OWNER & SUBVIDER: MATERIAL DEVELOPMENT
 ADDRESS: C/O GARDNER-FEUBI CO
 1722 PROFESSIONAL BL
 SACRAMENTO CA 95822
 DATE: 'C' PHONE: 925-5177

EXISTING ZONING: N-1
 PROPOSED ZONING: R-1
 EXISTING USE: VACANT/RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ACRES: 4.92 ACRES (2.92 AC FNET)
 PARCEL NUMBER: 226-010-018 & 019
 LEGAL DESCRIPTION: PORTION OF BLOCK D, BORNIA A.C. 14 B22
 SEWER DISPOSAL: SACRAMENTO COUNTY
 WATER SUPPLY: SACRAMENTO CITY
 PARKS/RECREATION: CITY OF SACRAMENTO
 FIRE DISTRICT: SACRAMENTO
 SCHOOL DISTRICT: R06A

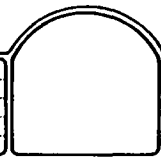
Exhibit A

NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK	REVISED TO

HORIZ SCALE 1"=30'	DRAFTED BY L.G.
VERT SCALE N/A	DESIGNED BY W.P.
SURVEIED BY M.D.	CHECKED BY B.G.
FIELD BOOK NO 215	DATE JULY 1990
AP NO 226-010-018, 019	

APPROVED BY	DATE



1722 Professional Drive
 Suite 'C'
 Sacramento, CA. 95822
 916-482-6177

TENTATIVE MAP

PINE VALLEY
 SUBDIVISION
 REMAX

SHEET 1 OF 1
 PLAN NO 90-53

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
December 13, 1990

ITEM NUMBER
13B

PERMIT NUMBER
P 90-334

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER _____

STAFF RECOMENDATION
Rec.
 Favorable Unfavorable
 Correspondence
 Petition

LOCATION
660' east of Sully St. between Claire Ave & Pinedale Ave.

OPPOSERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION #

	Yes	No	Motion	Second
BECERRA	✓			
CHINN	✓			✓
HOLLOWAY	✓			
NOTESTINE	✓		✓	
OTTO	✓			
REYNA	✓			
ROSEN	✓			
YEE	<i>absent</i>			
HOLLICK	✓			

- MOTION**
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL *amended*
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

REPORT AMENDED BY STAFF 12-13-90
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Robert Feusi 1722 Professional Dr. STE. C Sacto CA 95825</u>
OWNER <u>Hazel Morley 1722 Professional Dr. STE. C Sacto CA 95825</u>
PLANS BY <u>Gardner Feusi Co. 1722 Professional Dr. STE. C Sacto CA 95825</u>
FILING DATE <u>7-27-90</u> ENVIR. DET. <u>Neg. Dec.</u> REPORT BY <u>hw</u>
ASSESSOR'S PCL. NO. <u>226-0110-015,016</u>

- APPLICATION:
- A. Negative Declaration
 - B. Tentative Map to subdivide two lots totaling 4.0+ developed acres into 13 single family lots, five halfplex lots and one deep lot in the Standard Single Family (R-1) zone.
 - C. Subdivision Modification to allow a lot to exceed 160 feet in depth.
 - D. Subdivision Modification to create two single family lots and one halfplex lot less than the required 100 feet in depth to 95 feet.
 - E. Variance to reduce the required side yard setback from 12 1/2 feet to 8 feet for an existing single family house.
 - F. Variance to reduce the required front yard setback from 25 feet to 22 feet. (WITHDRAWN)
 - G. Variance to reduce the required 100' lot depth to 95 feet for three lots.

LOCATION: Between Pinedale Avenue & Claire Avenue, 660' east of Sully Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide two lots into thirteen single family lots, five halfplex lots and one deep lot for future residential development and for purposes of retaining the existing dwelling.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Low Density Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; A	Front:	25'	22'
South: Residential; R-1	Side(Int):	5'	50'
East: Residential; R-1	Street Side:	12 1/2'	8'
West: Residential; R-1	Rear:	15'	65'

Parking Required:	24 spaces
Parking Provided:	24 spaces
Property Dimensions:	264' x 660'

Property Area: 4.0+
Topography: Flat
Street Improvements: To Be Provided
Utilities: To Be Provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On October 24, 1990, by a vote of 6 ayes, and three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map and Subdivision Modification subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two developed lots on 4.0+ acres in the Standard Single Family (R-1) zone. Three single family dwellings are located on the subject site. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land uses and zoning includes single family development to the east, west and south, zoned R-1; and vacant lots to the north, zoned Agricultural (A).

B. Applicant's Proposal

The applicant is proposing a tentative map to subdivide two lots into thirteen single family lots, five halfplex lots and one deep lot. The site plan indicates that two of the dwellings will be removed and the third dwelling will remain on the site (see Exhibit A). The applicant is also requesting a subdivision modification to allow a lot to exceed 160 feet in depth and to create two single family lots and one halfplex lot with 95 foot lot depths. The proposed deep lot will be approximately 175' deep. Lastly, the applicant is requesting a variance to reduce the minimum required street side yard setback from 12 1/2 feet to eight feet and reduce the minimum required front yard setback from 25 feet to 22 feet for the existing dwelling.

C. Tentative Map Design

The proposed Pine Valley Subdivision is located west of Rio Linda Boulevard between Pinedale Avenue and Claire Avenue. A public street is proposed to subdivide the subdivision. In addition, an east/west connector street is proposed between a portion of the subdivision (see Exhibit A). This connector street is required by the City's Traffic Engineer in order to link with future subdivisions to the west. Staff has no objection to the tentative map as proposed.

Staff does not object to the proposed subdivision modification to create a lot which exceeds 160 feet in depth. The new deep lot created will not alter the residential character of the neighborhood nor will it impact the proposed subdivision layout. The proposed deep lot will contain the existing single family dwelling, a detached garage and two sheds. The applicant informed staff that a second unit will not be constructed on the lot. Future subdividing of the deep lot will require a tentative map application and removal and/or replacement of the existing sheds and garage. Staff is also not opposed to the three lot depths less than 100 feet. Two of the proposed parcels will be single family lots and the remaining lot will be a halfplex lot. The Zoning Ordinance requires that minimum corner lot sizes are 6,200 square feet in area and that interior lots are 5,200 square feet in area. The proposed halfplex lot on the corner and both interior lots are meeting the minimum required lot area. Staff finds that the minimum reduction in depth will still allow for usable yard area and adequate setbacks on each lot. Lastly, staff does not object to the variance to reduce the side yard setbacks for an existing dwelling. The existing dwelling, garage and sheds located on lot 1 will remain on the subject site and be included as part of the new subdivision. The existing garage will encroach into the required 12 1/2 foot street side yard in the new subdivision. Staff visited the site and found that the dwelling to remain on lot 1 is in sound condition including the garage and sheds. An eight foot wide street side yard setback will not be a significant impact on future adjacent properties and will not impact the streetscape in the new subdivision. Adequate side yard is available to locate a fence five feet back from the new property line and provide landscaping

along the street side yard. The garage is in good condition aesthetically and structurally and will, therefore, not be a distraction along the new street. In addition, most of the garage will be screened from the street by a fence. Staff recommends that any fence provided along the street side yard shall comply with the City's Visibility and Zoning Ordinances regulations. The existing dwelling will front onto Pinedale Avenue. Staff finds that the existing dwelling will not alter the streetscape along Pinedale. Currently, access onto the subject site is off of Pinedale Avenue. The existing driveway is gravel. Staff recommends that the existing driveway be paved to City standards and that a driveway permit be obtained prior to paving.

The submitted plans do not indicate whether or not the dwellings to be removed will be demolished. If there are plans to demolish the structures, staff recommends that the existing structures to be demolished become available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.

A number of trees will be removed due to roadway improvements in the new subdivision. The City's Tree Arborist indicated to staff that the trees located on lots 1 and 18 and the eucalyptus tree on lot 19 must be saved. Also, the Arborist is requiring that the applicant provide on site replacement for the two eucalyptus trees that are located adjacent to Pinedale Avenue that will be removed for roadway improvements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Tentative Map subject to conditions which follow and forward to City Council;
- C. Recommend approval of the Subdivision Modification to allow a lot to exceed 160' in depth subject to conditions which follow and forward to City Council;
- D. Recommend approval of the Subdivision Modification to create two single family lots and one halfplex lot less than the required 100 feet in depth subject to conditions which follow and forward to City Council;
- E. Approve the Variance to reduce the required side yard setback from 12 1/2 feet to 8 feet subject to conditions and based upon findings of facts which follow;
- F. WITHDRAWN;
- G. Approve the Variance to reduce the required 100 foot lot depth to 95 feet for three lots subject to conditions and based upon findings of fact which follow;

Conditions - Tentative Map

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- 2. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- 3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
5. Meet all County Sanitation District requirements.
6. Submit a soils test prepared by registered engineer to be used in street design.
7. Dedicate a 12.5-foot public utility easement for underground and overhead facilities and appurtenances adjacent to all public ways (Claire Avenue).
8. Dedicate the north 10 feet of subdivision as a public utility easement for overhead facilities and appurtenances adjacent to Claire Avenue.
9. Construct Pinedale Avenue to a 25 foot half street with a 12 foot lane south of centerline ~~12 feet of land south of centerline.~~ (Amended by staff)
10. Construct Claire Avenue to 30 foot half street with a 12 foot lane north of centerline. Construct 20 feet of temporary pavement from subdivision boundary to Sully Street or to the existing pavement from Rio Linda Boulevard.
11. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of the Sacramento County prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first;
12. Provide tangent section between reverse curves on proposed street (north/south).
13. Save the trees located on lots 1 and 18 and the eucalyptus tree on lot 19B. Place a chain link construction barrier around the dripline of the tree. No parking of vehicles or storage of materials or grade changes shall occur within this area.
14. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Conditions - Variance

1. Future subdividing of the deep lot will require a tentative map application and removal and/or replacement of the existing sheds and garage.
2. Any fences provided on the street side yard shall comply with the City's Visibility and Zoning Ordinances regulations.
3. The existing driveway onto the deep lot shall be paved to City standards for driveways and a driveway permit shall be obtained prior to paving.
4. If any structures are to be demolished, the applicant shall make the existing structures available for relocation for a period of 30 days, during which the building's availability shall be advertised in a local newspaper, after which staff may authorize demolition.

Mandatory Mitigation Measures:

A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 (suspended particulate matter - pollutant) levels in the vicinity of construction zones. Elements of this program should include the following:

1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
2. Cover stockpiles of sand, soil, and similar materials with a tarp.
3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. General

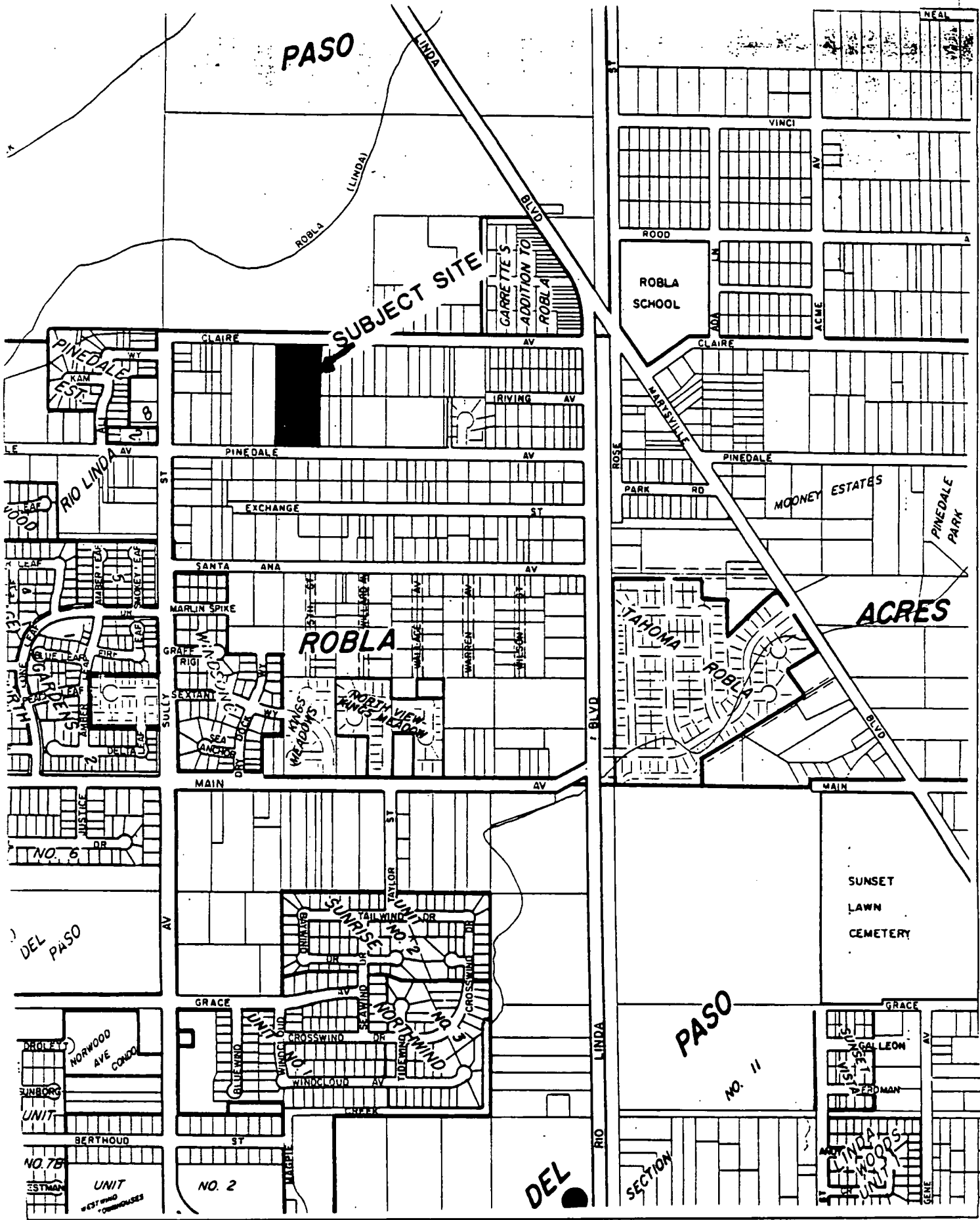
1. Save the trees located on lots 1 and 18 and the eucalyptus tree on lot 19B. Place a chain link construction barrier around the dripline of the tree. No parking of vehicles or storage of materials or grade changes shall occur within this area.
2. Provide on site replacement for the two eucalyptus trees that are located adjacent to Pinedale Avenue that will be removed as a result of roadway improvements, with two trees for every one removed.
3. The applicant will comply with the following State regulation:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
4. If asbestos containing materials are identified on the project site, the applicant will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415)974-7633).
 - b. Environmental Protection Agency (EPA) National Air Emission Standards must be applied to any demolition or renovation of structures than contain more than 160 square feet or 260 linear feet of asbestos containing materials. Specific information is provided by EPA (San Francisco Office: (415)974-7633).
 - c. In order to document compliance with these measures, the applicant shall provide a copy of the awarded demolition bid to the City

Environmental Coordinator prior to issuance of a building permit for demolition.

5. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

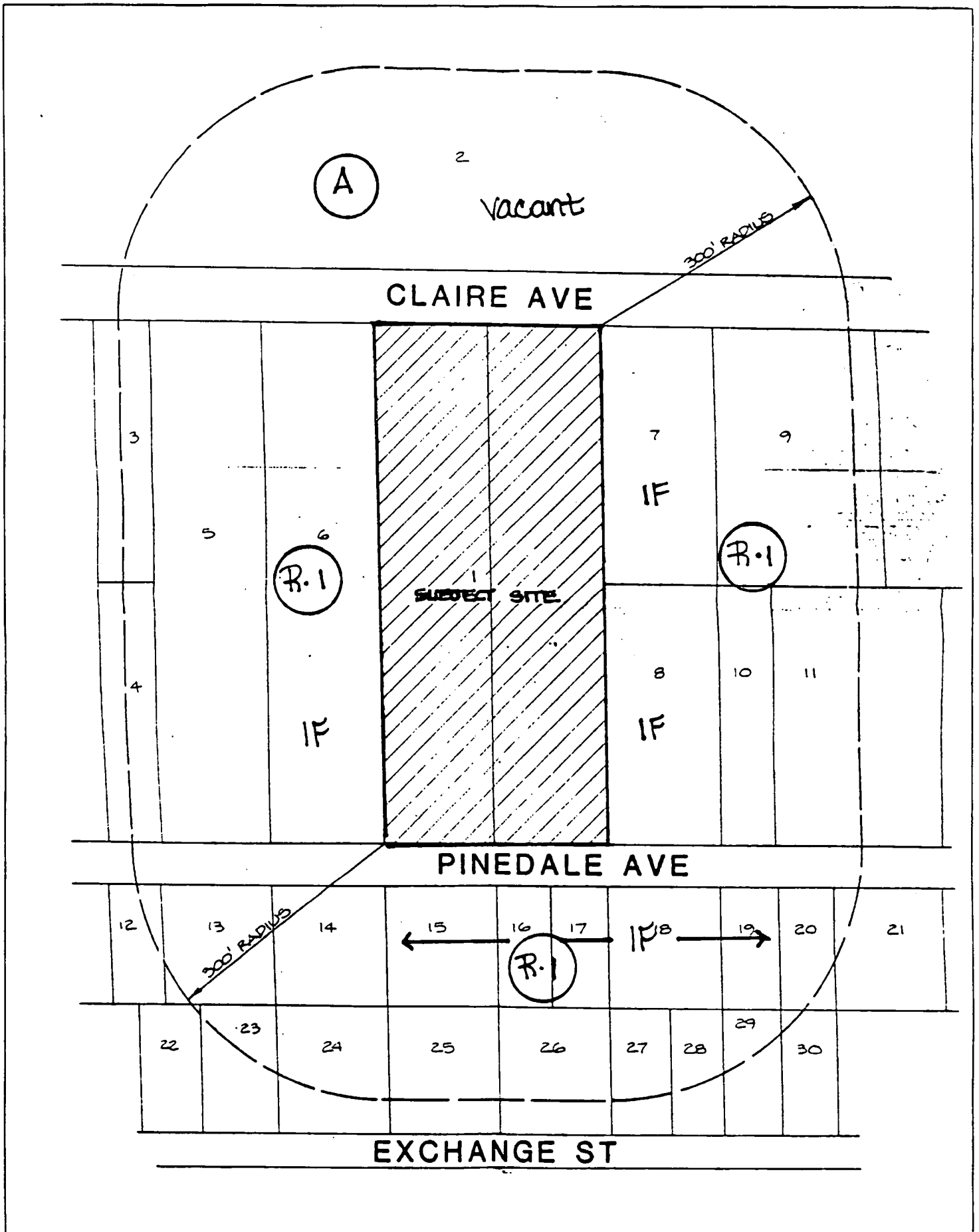
Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that any individual property owner would be granted a variance facing similar circumstances.
2. Granting the variance is not granting a use variance in that single family development is allowed in the R-1 zone.
3. Granting the variance, subject to conditions, will not detrimental to the public health, safety or welfare nor create a nuisance in that:
 - a. the reduction in setbacks will not be a significant impact on properties nor will the existing buildings alter the streetscape of the future subdivision;
 - b. sufficient lot areas will be provided;
 - c. the existing graveled areas will be paved to City standards; and
 - d. the garage will be adequately screened from the new street.
 - e. any future structures, fencing or subdividing on the lot will be required to comply with the City's Visibility Ordinance and Zoning Ordinance.

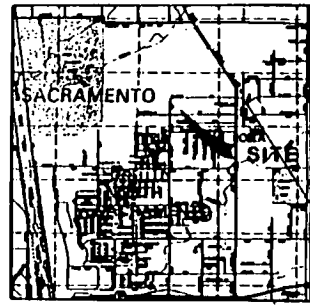
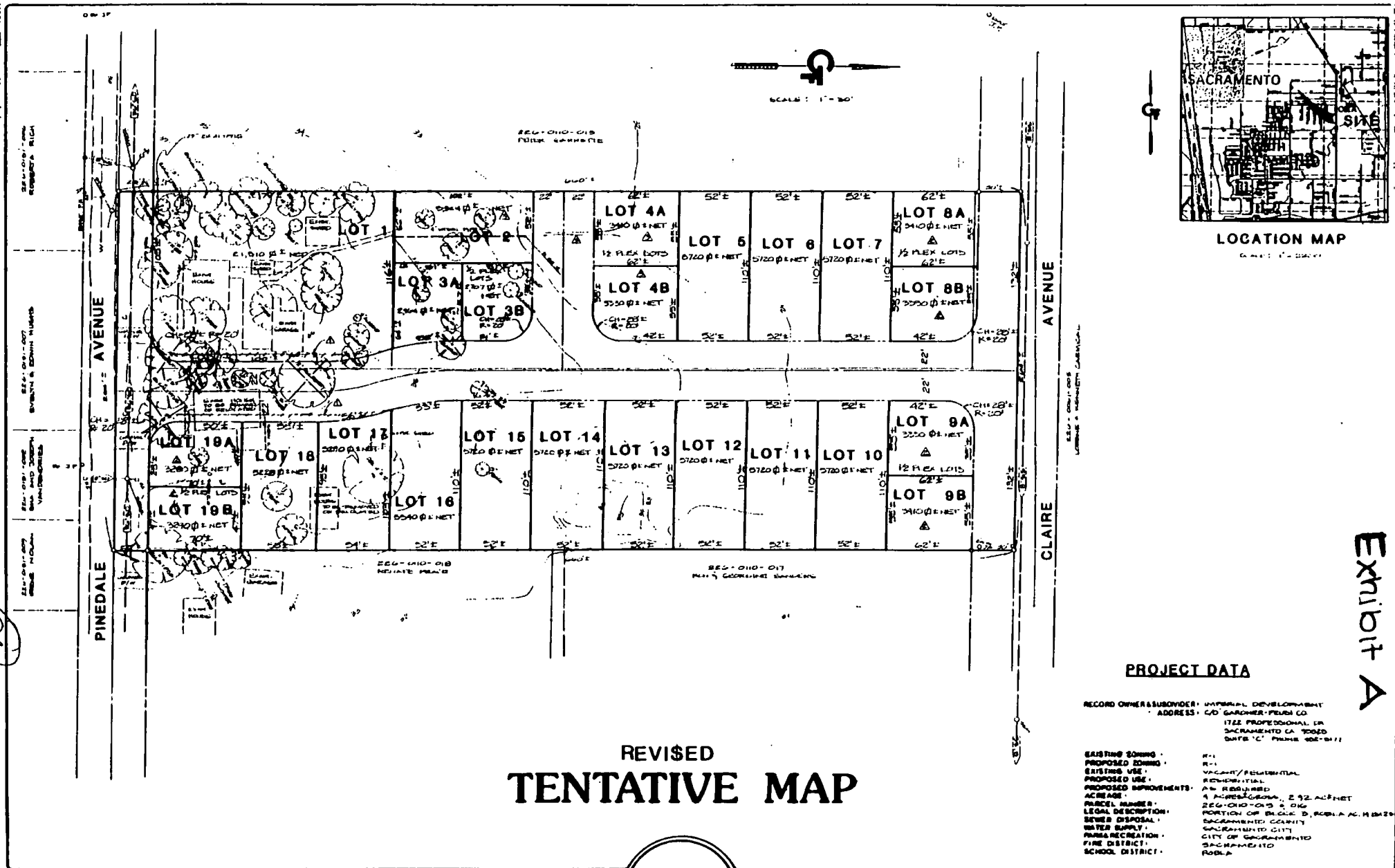


VICINITY MAP

19



LAND USE & ZONING MAP



LOCATION MAP

PROJECT DATA

RECORD OWNER & SUBDIVIDER: IMPERIAL DEVELOPMENT
 ADDRESS: 600 GARDNER-FIELD RD
 1722 PROFESSIONAL DR
 SACRAMENTO CA 95822
 DATE: 'C' PLUMB 10E-0411

EXISTING ZONING: R-1
 PROPOSED ZONING: R-1
 EXISTING USE: VACANT/RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 PROPOSED IMPROVEMENTS: AS REQUIRED
 ACRES: 4 ACRES (GROSS), 2.92 AC (NET)
 PARCEL NUMBER: 266-010-015 & 016
 LEGAL DESCRIPTION: PORTION OF BLOCK D, ACRIA AC. 116-22-2
 SACRAMENTO COUNTY
 WATER SUPPLY: SACRAMENTO CITY
 PARK/RECREATION: CITY OF SACRAMENTO
 FINE DISTRICT: SACRAMENTO
 SCHOOL DISTRICT: ROLA

REVISED
TENTATIVE MAP

REVISIONS	DESCRIPTION	APP'D BY	DATE
1	ADD PROPOSED ZONING R-1 TO ALL LOTS AND 1722 ALLEY. ADD PATTERNS AND/OR SYMBOLS.		

BENCHMARK	ELEV 85.10 NAD 83 22521
E.B. SPINNEY IN N. 1722 ALLEY BENCH MARK OF 2.8' ELEVATION DATE 12/15/99 BY R. TOLIN/SLP	

HORIZ SCALE	1" = 30'
VERT SCALE	N/A
SURVEYED BY	M.D.
CHECKED BY	S.G.
1810 BOOK NO	215
APPROVED	APR 26-010-015, 016

DRAFTED BY	L.G.
DESIGNED BY	M.P.
CHECKED BY	S.G.
DATE	JULY 1990



1722 Professional Drive
 Suite "C"
 Sacramento, CA, 95822
 916-462-9177

TENTATIVE MAP

**PINE VALLEY
 SUBDIVISION**
 REMAX

SHEET
 1 OF 1
 PLAN NO
 90-53

Exhibit A